



**EDITH GREEN/WENDELL WYATT FEDERAL BUILDING MODERNIZATION  
12/5/2011 UPDATE #11**

This project status report is for the ARRA Edith Green Wendell Wyatt Federal Building Modernization. It contains sensitive information and is not meant for public dissemination. Questions concerning information in this report should be directed to Stephanie Kenitzer, GSA Public Affairs Manager, at (253) 931-7873.

**Financial Summary**

	Planned	Actual	%	Status
FY11 Year End Outlays	\$44,656,425	\$50,527,708	113%	Green
To Date Outlays	\$51,690,858	\$66,235,270	128%	Green
To SCD Outlays	\$126,877,691	\$66,235,270	52%	Green

**Current Issues:**

The Internal Revenue Service is reducing their program requirements by one full floor, down to full three floors. Currently, SERA is reviewing programming information and Howard S Wright is developing sequence of construction strategies.

The Project Team has yet to reach an Occupancy Agreement with the US Army Corps of Engineers (USACE). This has slowed the progression of the Centralized Server Room, however the Project Team has developed a move forward, scalable Basis of Design, and will be moving into schematics. Space constrained risers for water (cooling) piping and electrical feeds will be sized to accommodate all potential programs (to include the USACE) and installed in advance, however chiller will be sized to known tenants at the time of the procurement.

The Executive Office for Immigration Review (EOIR) program has identified a third courtroom (original program had two courtrooms). We are currently developing a Mechanical Strategy to provide the requested cooling and ventilation, per Agency utilization of the space.

**Construction**

Substantial Completion: 03/28/13

**Tenant Improvements**

Issue Configuration Plans Complete

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Issue Design Development Plans	Complete
Centralized Server Room Approval	12/31/11
Third Floor Tenant Build-out Start	1/24/12

#### **Current Construction Activity:**

"H" corridors, restrooms, breakrooms, and other core areas continue to progress up the tower. This includes mechanical, electrical, plumbing, framing, drywall, paint, and fire life safety assemblies.

Curtain-wall has completed on the West and South facades, 2<sup>nd</sup> floor- 18<sup>th</sup> floor. North and East facades have progressed up to the 4<sup>th</sup> floor.

All but the most Northwest Fin have been completed.

Generator is in place in the Mechanical Penthouse.

Rooftop Mechanical Units are being installed.

Howard S Wright held a "Trade Day" event. The turnout was great, with over 100 aspiring/future Construction/Trades Professionals from local Vocational and High School programs. Attendees included participants of local pre-apprentice training programs (Portland Youth Builders, the Urban League, Portland Community College Evening Trades Apprentice Program, Oregon Tradeswomen, Constructing Hope) and students from Benson High School and the ACE Academy.

#### **Inbound Tenant Activities:**

The team received Agency comments ( from the Internal Revenue Service, US Forest Service and Bureau of Land Management) on the Centralized Server Room Basis of Design presented in October. The team will be publishing and transmitting a Revised Basis of Design back to the tenant Agencies.

Project Team has received Design funding from 12 of 13 Agencies, and has received partial or full Construction funding from 12 of 13 Agencies.

Project team will initiate Preconstruction "Kick-off" Meetings with the three third floor tenants in early January.

Project Team has completed Customer Satisfaction Surveys for 7 of 13 Agencies. This survey captures services through the Design Process. Similar surveys will be completed to review our Customers' Satisfaction of the Construction and Third Party Activities/Process.

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**Howard S Wright's Trade Day photos:**



The meet and greet, followed by a presentation on the project. Participants visited trade tables staffed by representatives from 9 of the trade labor unions supporting labor needs on the project, and representatives of key subcontractors.

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A tour of the facility followed the presentation, and participants included a member of Senator Merkley's staff.



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**Mock-up Photos:**



Above: A mock-up of a landscaping berm. Landscaper is developing their “curbing” technique. Left: Mock-up of torsion spring radiant ceiling. Below: Radiant soffit/beam wrap detail.



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**Construction Photos:**



Stem wall detail for Benson Storefront System. Left: Form backing and steel in place. Below: Board-form “planking” in place, rebar being placed and tied.





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Prepping the East Penthouse slab-edge extension for concrete pour.



The craft of installing conduits.



Rooftop Mechanical Equipment Installation in Progress



Air Handler Units in place on the roof.

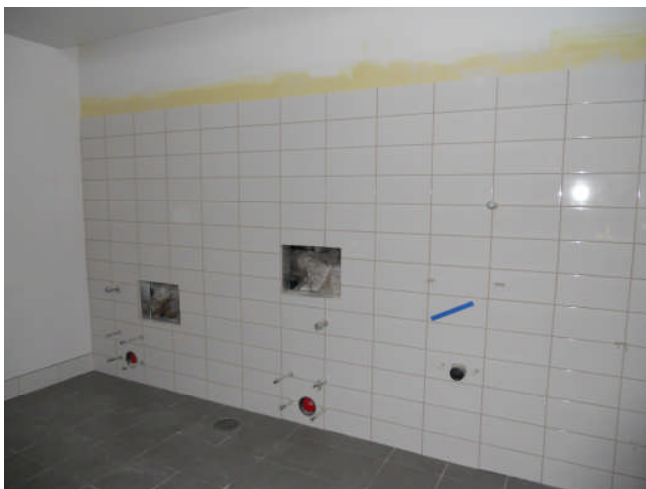
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New Emergency Generator in Place- Penthouse.



New boilers for the Radiant System in Place- Penthouse.



Tile installation for Tower Restrooms is in progress.



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Weatherizing/Glazing the Curtain-wall assembly at the roof parapet transition



Curtain-wall installation on the East and North Façade progressed to 4<sup>th</sup> Floor.

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New site sign for the project has arrived. Will be placed on the Northwest Corner of the Construction Site.

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Rendering from the SW



Current View from SW.

END REPORT